This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6767 PAGE 29

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19,1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLEN W. COPELAND (NAME)	NORWEST MORTGAGE INC. (NAME)	75
5322 Weber Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	126
Hermitage, Tn. 37076 (CITY) (STATE) (P.O. ZIP)	Waterloo, Iowa 50704 (CITY) (STATE) (ZIP)	4D 02255

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANCES I. VARGAS, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN W. COPELAND, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract 2 on a survey dated March 3, 1976, by Bruce Rainey and Associates, and more fully described as follows:

Beginning at a point in the easterly margin of Weber Road at the southwesterly corner of Tract 1, as shown on said survey and conveyed to Aletta Kay Honeycutt and Margaret H. Honeycutt, by deed from Mary Ann Jenkins, et vir, of record in Book 5075, page 693, said Register's Office; thence with Honeycutt's southerly property line, also being the line dividing said Tract 1 and 2, S 72° 39' 53" E 550.44 feet to a point on the southwesterly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard, S 32° 41' 25" E 204.02 feet to a point at the northeasterly corner of the property conveyed to Bill Gray, et ux, by deed from Marvin Howard and Bill Gray, of record in Book 4556, page 160, said Register's Office, thence with Gray's northerly property line, N 84° 53' 40" W 239.41 feet to a point; thence, with Gray's westerly property line, S 7° 33' 00" W 46.43 feet to the common rear corner of Tracts 2 and 3, as shown on said survey; thence with the line dividing said Tracts 2 and 3, N 71° 22' 18" W 498.39 feet to a point on the easterly margin of Weber Road; thence with said margin of Weber Road, N 21° 50' 00" E 217.0 feet to the point of beginning, containing 3.06 acres, more or less. BEING the same property conveyed to Frances I. Vargas, by deed from Ramon E. Womack, Trustee, of record in Book 6539, page 459, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 5322 Weber Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of January, 19 86

Frances I. Vargas

FRANCES I. VARGAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6767 PAGE 30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances I. Vargas

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 14th day of January, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ ____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

7.00454

IDENTIFICATION REFERENCE

JAN 22 8 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6767 PAGE 31

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible].00- CAMT.
351.00 CSTAX
.50 PRFEE
6.00 WDSFD
CHECK 357.50-
7793A01/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0454

IDENTIFICATION REFERENCE

JAN 22 8 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212500